

BUILDERS DUEL FOR UNION SQUARE CORNER

Interests Said to Represent United Cigar Stores Win With \$1,420,000 Bid.

3 LANDMARKS IN PARCEL

Jos. P. Day Auctions Palmer-Draper Realty for Total of \$2,117,500.

In the biggest and most important auction of improved Manhattan real estate held since the sale of the Henry Astor holdings in March, 1920, Joseph P. Day, auctioneer, disposed of six parcels yesterday for the estate of the late Courtland Palmer and the estate of Mary A. Palmer Draper at a Supreme Court partition sale in the Vesey street exchange. The six parcels brought a total of \$2,117,500. Of this more than half, or \$1,420,000, was exact, was paid for the three parcels at the southeast corner of Broadway and Fourteenth street, which were bought by the Marvel Holding Company, M. Silbermann, president, for the American Sumatra Company. It was common talk on the floor of the exchange that the purchasing company was acting for the United Cigar Stores Company of America.

The Union Square Hotel property, at the southeast corner of Union Square and Fifteenth street, was sold to William P. Goldman for \$235,000. The building, occupied by Ludwig Tannenbaum & Co., at 300 to 314 Eighth avenue, northeast corner of Thirty-fifth street, the three-story store and loft building at 268 West Thirty-sixth street and the one-story building at 259 West Thirty-fifth street were purchased by Sidney K. Baumann of the Baumann company through Sigmund Wechsler, attorney. The buyers have occupied the Eighth avenue property since 1917, when they leased one of the stores at \$1,000 a year. They paid \$307,500 for the parcels at yesterday's sale.

Murray Hill Property Sold.

M. Bloever, a fur manufacturer, bought the four-story and basement 39-foot residence at 271 Park avenue (east side), with a three-story 25-foot frontage forming an "L" to 24 East Fortieth street. He paid \$145,000 for the property after Felix Iman, an operator, had run him up on a series of four bids starting at \$125,000.

The sale in some respects was spectacular. There were exactly 151 bids for the Broadway and Fourteenth street corner, which was being sought by Samuel Stone, an operator, and Benjamin Kaufman, the latter.

Mr. Day started to offer the corner in three separate parcels comprising the Broadway frontage north of the Vesey street frontage, the Fourteenth street frontage, the corner of Broadway and Fourteenth street, and the Hotel Churchill, formerly the Morton House, on Fourteenth street, adjoining the southwest corner of Fourth street. He wanted in vain for a bid and then announced that the referee had ordered that the three parcels be sold as one. This was what the 500 or more peering men and women who crowded the salesroom wanted apparently as the announcement was greeted by several rounds of applause.

The bidding began at \$500,000. It was not long before it became evident that Samuel Stone, an operator, had set his heart on obtaining it. Mr. Day had informed his hearers before the bidding started that in ten years the three parcels would bring \$2,000,000 each. Almost from the outset Felix Iman appeared openly in the role of a "runner up" against Mr. Stone. The latter, it was widely known around the auction room, was representing a syndicate of wealthy moving picture operators.

Continues Bidding on Sidewalk.

By the time the one hundredth bid had been registered by Messrs. Stone and Iman and the amount had passed the \$1,250,000 mark, Mr. Iman, who had slowly been working his way from the crowd to the sidewalk, approached the breathless crowd, approached the exit on Vesey street nearest Church street. There he paused and held his ground until a dozen or more bids had been made. Then he stepped back to the stand near the auctioneer's stand. Presently Mr. Iman was heard to remark that he was leaving the room, but two of Mr. Day's aide men followed him into the street and he was seen to be coming sprinting back to the door with a fresh bid, and then in defiance of the heat and humidity, dashed back to the stand. The crowd, which had waited to witness the offering of this bit of property, was on tiptoes with excitement. The tension was all the more keen by reason of the fact that at times the bidding would run up only \$250 and then \$250 a bid. Now and then some third party would boost it up \$1,000. In this fashion the crowd was entertained and Mr. Day's aide men were on hand to keep the bidding going. The bidding was "fair warning" and his "And is—!" cry until Mr. Iman, who had gradually rolled back to the stand, finally appeared in the other doorway nearest Broadway. There he took up his stand for another round of a score or more of bids until his last bid was yelled at \$1,115,000. Then he stepped back, shouted and stepped outside. Just before Mr. Day let his axel fall with the words "In sold," Mr. Stone came through with his \$1,420,000 bid. Mr. Day stated his "fair warning" and Mr. Stone, mopping the perspiration from his brow, shouted so that all could hear, "I'm through, too," and stepped back to the door. Mr. Day was about to knock the property down to Mr. Stone when Mr. Silbermann of the Marvel Holding Company bought the scene to a dramatic close with his bid of \$1,420,000.

United Owns Corner Opposite.

At the office of the United Cigar Stores Company yesterday it was said that the American Sumatra Company, the client of Mr. Silbermann, is in no way connected with the purchase of the property. There was no definite information forthcoming as to whether the United would eventually take over the property. The United Cigar Stores Company already owns the southwest corner of Fourth avenue and Fourteenth street and has a stand in the corner store at Broadway and Fourteenth street. If it takes over yesterday's parcels it will control all the blocks bounded by Broadway, Fourteenth and Fourteenth streets and Fourth avenue, except that part occupied by the big store of Rogers and Post Company.

The rentals from the three parcels now inadequately improved amount to about \$100,000. The Interborough and B. R. T. subway stations combined sell 274,414 tickets a year at the two stations at Union square and Broadway. Under the new zoning law the Park avenue residence purchased by Mr. Bloever, a fur manufacturer, can now be used for business with. East Fortieth street, where the garage stands, is restricted for residential purposes.

Sixty per cent. of the purchase price of all the parcels sold by Mr. Day yesterday may remain on mortgage for terms ranging from three to five years. The three vacant parcels at First avenue, 126th street and the Harlem River, which were included in the offerings for the estate of Mary A. Palmer Draper, were not offered by Mr. Day. They will probably be reserved for sale at one of his special sales.

BANKER BUYS ESTATE IN EAST WILLISTON, L. I.

Will Remodel Peters Place; Other Suburban Deals.

R. A. Warner Baitzani sold to Elliott C. Bacon of J. P. Morgan & Co. Mrs. Charles G. Peters' property at East Williston, L. I., known as "The Corners," consisting of twenty acres of land together with an old Colonial farmhouse, stables and garage. The house had been leased by the late Mrs. Peters, who had bought it from Mr. Robert L. Stevens' property at Westbury through the same broker. Mr. Bacon will have the house remodelled by his occupancy. Presently, Wilson & Brown are to be the architects. Frank H. Taylor & Son sold the entire East Orange Park and Terrace tract, which includes Kemmerer Terrace, Park Road place and Elliot place, to the late Mrs. Taylor & Son. The estate, which they expect to erect homes for fall occupancy. Ground has already been broken for ten houses. The entire frontage consists of approximately 1,500 feet and the property was sold at \$60,000.

Prince & Ripley sold for Henry Garvey his house at 33 Ridgewood avenue, White Plains, N. Y., to W. W. Griffith of Scarsdale. Brown Realty Company sold to John W. Nary a two-story frame dwelling on Bayview avenue, Westmoreland, L. I., for \$16,000.

GARDEN CITY LOT SALE TO CONTINUE IN JULY

All but 250 lots offered by the Garden City Estates at Garden City, L. I., were sold at the second session of the auction conducted by Joseph P. Day in 139 Montague street, Brooklyn, Tuesday night. The balance will be offered in the same salesroom on July 6 at 9 o'clock. Mr. Day sold 50 lots at the Brooklyn sale Tuesday evening for a total of \$175,550 or an average of \$349 a lot. The following is a partial list of buyers:

E. P. Wagner, William Simpson, Charles W. Hildebrand, Mrs. James Hickman, William Palmer, Henry J. Schiffman, H. Lindenbaum, Abraham H. Kaufman, Henry Blumenthal, Joseph H. Kaufman, Ruth C. Blackburn, Benjamin D. Gerber, Edward P. Brown, J. J. Greehy, Samuel Calvin, C. B. Bradie, Joseph Bertel, C. Clark Williams, W. Stewart, P. S. Waring, Joseph Building Corporation, Mrs. A. M. Piel and A. M. Tenney.

TO BUILD IN GARMENT ZONE.

Max Aronson Plans More Lots for West 20th Street.

Max Aronson, a cloak and suit manufacturer, has purchased through Frederick Fox & Co., Inc., the site for another tall store and loft building on West Twenty-sixth street, between Seventh and Eighth avenues, in the new garment center. Mr. Aronson recently completed a two-story store and loft building at 229 to 239 West Thirty-sixth street. His purchases include 242-252 West Thirty-sixth street, on which he will erect a thirteen-story store and loft building from plans by Schwartz & Gross, who also designed his other building. He waited in vain for a bid and then announced that the referee had ordered that the three parcels be sold as one. This was what the 500 or more peering men and women who crowded the salesroom wanted apparently as the announcement was greeted by several rounds of applause.

The bidding began at \$500,000. It was not long before it became evident that Samuel Stone, an operator, had set his heart on obtaining it. Mr. Day had informed his hearers before the bidding started that in ten years the three parcels would bring \$2,000,000 each. Almost from the outset Felix Iman appeared openly in the role of a "runner up" against Mr. Stone. The latter, it was widely known around the auction room, was representing a syndicate of wealthy moving picture operators.

By the time the one hundredth bid had been registered by Messrs. Stone and Iman and the amount had passed the \$1,250,000 mark, Mr. Iman, who had slowly been working his way from the crowd to the sidewalk, approached the breathless crowd, approached the exit on Vesey street nearest Church street. There he paused and held his ground until a dozen or more bids had been made. Then he stepped back to the stand near the auctioneer's stand. Presently Mr. Iman was heard to remark that he was leaving the room, but two of Mr. Day's aide men followed him into the street and he was seen to be coming sprinting back to the door with a fresh bid, and then in defiance of the heat and humidity, dashed back to the stand. The crowd, which had waited to witness the offering of this bit of property, was on tiptoes with excitement. The tension was all the more keen by reason of the fact that at times the bidding would run up only \$250 and then \$250 a bid. Now and then some third party would boost it up \$1,000. In this fashion the crowd was entertained and Mr. Day's aide men were on hand to keep the bidding going. The bidding was "fair warning" and his "And is—!" cry until Mr. Iman, who had gradually rolled back to the stand, finally appeared in the other doorway nearest Broadway. There he took up his stand for another round of a score or more of bids until his last bid was yelled at \$1,115,000. Then he stepped back, shouted and stepped outside. Just before Mr. Day let his axel fall with the words "In sold," Mr. Stone came through with his \$1,420,000 bid. Mr. Day stated his "fair warning" and Mr. Stone, mopping the perspiration from his brow, shouted so that all could hear, "I'm through, too," and stepped back to the door. Mr. Day was about to knock the property down to Mr. Stone when Mr. Silbermann of the Marvel Holding Company bought the scene to a dramatic close with his bid of \$1,420,000.

Sixty per cent. of the purchase price of all the parcels sold by Mr. Day yesterday may remain on mortgage for terms ranging from three to five years. The three vacant parcels at First avenue, 126th street and the Harlem River, which were included in the offerings for the estate of Mary A. Palmer Draper, were not offered by Mr. Day. They will probably be reserved for sale at one of his special sales.

BANKER BUYS ESTATE IN EAST WILLISTON, L. I.

Will Remodel Peters Place; Other Suburban Deals.

R. A. Warner Baitzani sold to Elliott C. Bacon of J. P. Morgan & Co. Mrs. Charles G. Peters' property at East Williston, L. I., known as "The Corners," consisting of twenty acres of land together with an old Colonial farmhouse, stables and garage. The house had been leased by the late Mrs. Peters, who had bought it from Mr. Robert L. Stevens' property at Westbury through the same broker. Mr. Bacon will have the house remodelled by his occupancy. Presently, Wilson & Brown are to be the architects. Frank H. Taylor & Son sold the entire East Orange Park and Terrace tract, which includes Kemmerer Terrace, Park Road place and Elliot place, to the late Mrs. Taylor & Son. The estate, which they expect to erect homes for fall occupancy. Ground has already been broken for ten houses. The entire frontage consists of approximately 1,500 feet and the property was sold at \$60,000.

Prince & Ripley sold for Henry Garvey his house at 33 Ridgewood avenue, White Plains, N. Y., to W. W. Griffith of Scarsdale. Brown Realty Company sold to John W. Nary a two-story frame dwelling on Bayview avenue, Westmoreland, L. I., for \$16,000.

GARDEN CITY LOT SALE TO CONTINUE IN JULY

All but 250 lots offered by the Garden City Estates at Garden City, L. I., were sold at the second session of the auction conducted by Joseph P. Day in 139 Montague street, Brooklyn, Tuesday night. The balance will be offered in the same salesroom on July 6 at 9 o'clock. Mr. Day sold 50 lots at the Brooklyn sale Tuesday evening for a total of \$175,550 or an average of \$349 a lot. The following is a partial list of buyers:

E. P. Wagner, William Simpson, Charles W. Hildebrand, Mrs. James Hickman, William Palmer, Henry J. Schiffman, H. Lindenbaum, Abraham H. Kaufman, Henry Blumenthal, Joseph H. Kaufman, Ruth C. Blackburn, Benjamin D. Gerber, Edward P. Brown, J. J. Greehy, Samuel Calvin, C. B. Bradie, Joseph Bertel, C. Clark Williams, W. Stewart, P. S. Waring, Joseph Building Corporation, Mrs. A. M. Piel and A. M. Tenney.

The bidding began at \$500,000. It was not long before it became evident that Samuel Stone, an operator, had set his heart on obtaining it. Mr. Day had informed his hearers before the bidding started that in ten years the three parcels would bring \$2,000,000 each. Almost from the outset Felix Iman appeared openly in the role of a "runner up" against Mr. Stone. The latter, it was widely known around the auction room, was representing a syndicate of wealthy moving picture operators.

By the time the one hundredth bid had been registered by Messrs. Stone and Iman and the amount had passed the \$1,250,000 mark, Mr. Iman, who had slowly been working his way from the crowd to the sidewalk, approached the breathless crowd, approached the exit on Vesey street nearest Church street. There he paused and held his ground until a dozen or more bids had been made. Then he stepped back to the stand near the auctioneer's stand. Presently Mr. Iman was heard to remark that he was leaving the room, but two of Mr. Day's aide men followed him into the street and he was seen to be coming sprinting back to the door with a fresh bid, and then in defiance of the heat and humidity, dashed back to the stand. The crowd, which had waited to witness the offering of this bit of property, was on tiptoes with excitement. The tension was all the more keen by reason of the fact that at times the bidding would run up only \$250 and then \$250 a bid. Now and then some third party would boost it up \$1,000. In this fashion the crowd was entertained and Mr. Day's aide men were on hand to keep the bidding going. The bidding was "fair warning" and his "And is—!" cry until Mr. Iman, who had gradually rolled back to the stand, finally appeared in the other doorway nearest Broadway. There he took up his stand for another round of a score or more of bids until his last bid was yelled at \$1,115,000. Then he stepped back, shouted and stepped outside. Just before Mr. Day let his axel fall with the words "In sold," Mr. Stone came through with his \$1,420,000 bid. Mr. Day stated his "fair warning" and Mr. Stone, mopping the perspiration from his brow, shouted so that all could hear, "I'm through, too," and stepped back to the door. Mr. Day was about to knock the property down to Mr. Stone when Mr. Silbermann of the Marvel Holding Company bought the scene to a dramatic close with his bid of \$1,420,000.

Sixty per cent. of the purchase price of all the parcels sold by Mr. Day yesterday may remain on mortgage for terms ranging from three to five years. The three vacant parcels at First avenue, 126th street and the Harlem River, which were included in the offerings for the estate of Mary A. Palmer Draper, were not offered by Mr. Day. They will probably be reserved for sale at one of his special sales.

BANKER BUYS ESTATE IN EAST WILLISTON, L. I.

Will Remodel Peters Place; Other Suburban Deals.

R. A. Warner Baitzani sold to Elliott C. Bacon of J. P. Morgan & Co. Mrs. Charles G. Peters' property at East Williston, L. I., known as "The Corners," consisting of twenty acres of land together with an old Colonial farmhouse, stables and garage. The house had been leased by the late Mrs. Peters, who had bought it from Mr. Robert L. Stevens' property at Westbury through the same broker. Mr. Bacon will have the house remodelled by his occupancy. Presently, Wilson & Brown are to be the architects. Frank H. Taylor & Son sold the entire East Orange Park and Terrace tract, which includes Kemmerer Terrace, Park Road place and Elliot place, to the late Mrs. Taylor & Son. The estate, which they expect to erect homes for fall occupancy. Ground has already been broken for ten houses. The entire frontage consists of approximately 1,500 feet and the property was sold at \$60,000.

Prince & Ripley sold for Henry Garvey his house at 33 Ridgewood avenue, White Plains, N. Y., to W. W. Griffith of Scarsdale. Brown Realty Company sold to John W. Nary a two-story frame dwelling on Bayview avenue, Westmoreland, L. I., for \$16,000.

GARDEN CITY LOT SALE TO CONTINUE IN JULY

All but 250 lots offered by the Garden City Estates at Garden City, L. I., were sold at the second session of the auction conducted by Joseph P. Day in 139 Montague street, Brooklyn, Tuesday night. The balance will be offered in the same salesroom on July 6 at 9 o'clock. Mr. Day sold 50 lots at the Brooklyn sale Tuesday evening for a total of \$175,550 or an average of \$349 a lot. The following is a partial list of buyers:

E. P. Wagner, William Simpson, Charles W. Hildebrand, Mrs. James Hickman, William Palmer, Henry J. Schiffman, H. Lindenbaum, Abraham H. Kaufman, Henry Blumenthal, Joseph H. Kaufman, Ruth C. Blackburn, Benjamin D. Gerber, Edward P. Brown, J. J. Greehy, Samuel Calvin, C. B. Bradie, Joseph Bertel, C. Clark Williams, W. Stewart, P. S. Waring, Joseph Building Corporation, Mrs. A. M. Piel and A. M. Tenney.

The bidding began at \$500,000. It was not long before it became evident that Samuel Stone, an operator, had set his heart on obtaining it. Mr. Day had informed his hearers before the bidding started that in ten years the three parcels would bring \$2,000,000 each. Almost from the outset Felix Iman appeared openly in the role of a "runner up" against Mr. Stone. The latter, it was widely known around the auction room, was representing a syndicate of wealthy moving picture operators.

By the time the one hundredth bid had been registered by Messrs. Stone and Iman and the amount had passed the \$1,250,000 mark, Mr. Iman, who had slowly been working his way from the crowd to the sidewalk, approached the breathless crowd, approached the exit on Vesey street nearest Church street. There he paused and held his ground until a dozen or more bids had been made. Then he stepped back to the stand near the auctioneer's stand. Presently Mr. Iman was heard to remark that he was leaving the room, but two of Mr. Day's aide men followed him into the street and he was seen to be coming sprinting back to the door with a fresh bid, and then in defiance of the heat and humidity, dashed back to the stand. The crowd, which had waited to witness the offering of this bit of property, was on tiptoes with excitement. The tension was all the more keen by reason of the fact that at times the bidding would run up only \$250 and then \$250 a bid. Now and then some third party would boost it up \$1,000. In this fashion the crowd was entertained and Mr. Day's aide men were on hand to keep the bidding going. The bidding was "fair warning" and his "And is—!" cry until Mr. Iman, who had gradually rolled back to the stand, finally appeared in the other doorway nearest Broadway. There he took up his stand for another round of a score or more of bids until his last bid was yelled at \$1,115,000. Then he stepped back, shouted and stepped outside. Just before Mr. Day let his axel fall with the words "In sold," Mr. Stone came through with his \$1,420,000 bid. Mr. Day stated his "fair warning" and Mr. Stone, mopping the perspiration from his brow, shouted so that all could hear, "I'm through, too," and stepped back to the door. Mr. Day was about to knock the property down to Mr. Stone when Mr. Silbermann of the Marvel Holding Company bought the scene to a dramatic close with his bid of \$1,420,000.

Sixty per cent. of the purchase price of all the parcels sold by Mr. Day yesterday may remain on mortgage for terms ranging from three to five years. The three vacant parcels at First avenue, 126th street and the Harlem River, which were included in the offerings for the estate of Mary A. Palmer Draper, were not offered by Mr. Day. They will probably be reserved for sale at one of his special sales.

BANKER BUYS ESTATE IN EAST WILLISTON, L. I.

Will Remodel Peters Place; Other Suburban Deals.

R. A. Warner Baitzani sold to Elliott C. Bacon of J. P. Morgan & Co. Mrs. Charles G. Peters' property at East Williston, L. I., known as "The Corners," consisting of twenty acres of land together with an old Colonial farmhouse, stables and garage. The house had been leased by the late Mrs. Peters, who had bought it from Mr. Robert L. Stevens' property at Westbury through the same broker. Mr. Bacon will have the house remodelled by his occupancy. Presently, Wilson & Brown are to be the architects. Frank H. Taylor & Son sold the entire East Orange Park and Terrace tract, which includes Kemmerer Terrace, Park Road place and Elliot place, to the late Mrs. Taylor & Son. The estate, which they expect to erect homes for fall occupancy. Ground has already been broken for ten houses. The entire frontage consists of approximately 1,500 feet and the property was sold at \$60,000.

Prince & Ripley sold for Henry Garvey his house at 33 Ridgewood avenue, White Plains, N. Y., to W. W. Griffith of Scarsdale. Brown Realty Company sold to John W. Nary a two-story frame dwelling on Bayview avenue, Westmoreland, L. I., for \$16,000.

GARDEN CITY LOT SALE TO CONTINUE IN JULY

All but 250 lots offered by the Garden City Estates at Garden City, L. I., were sold at the second session of the auction conducted by Joseph P. Day in 139 Montague street, Brooklyn, Tuesday night. The balance will be offered in the same salesroom on July 6 at 9 o'clock. Mr. Day sold 50 lots at the Brooklyn sale Tuesday evening for a total of \$175,550 or an average of \$349 a lot. The following is a partial list of buyers:

E. P. Wagner, William Simpson, Charles W. Hildebrand, Mrs. James Hickman, William Palmer, Henry J. Schiffman, H. Lindenbaum, Abraham H. Kaufman, Henry Blumenthal, Joseph H. Kaufman, Ruth C. Blackburn, Benjamin D. Gerber, Edward P. Brown, J. J. Greehy, Samuel Calvin, C. B. Bradie, Joseph Bertel, C. Clark Williams, W. Stewart, P. S. Waring, Joseph Building Corporation, Mrs. A. M. Piel and A. M. Tenney.

The bidding began at \$500,000. It was not long before it became evident that Samuel Stone, an operator, had set his heart on obtaining it. Mr. Day had informed his hearers before the bidding started that in ten years the three parcels would bring \$2,000,000 each. Almost from the outset Felix Iman appeared openly in the role of a "runner up" against Mr. Stone. The latter, it was widely known around the auction room, was representing a syndicate of wealthy moving picture operators.

By the time the one hundredth bid had been registered by Messrs. Stone and Iman and the amount had passed the \$1,250,000 mark, Mr. Iman, who had slowly been working his way from the crowd to the sidewalk, approached the breathless crowd, approached the exit on Vesey street nearest Church street. There he paused and held his ground until a dozen or more bids had been made. Then he stepped back to the stand near the auctioneer's stand. Presently Mr. Iman was heard to remark that he was leaving the room, but two of Mr. Day's aide men followed him into the street and he was seen to be coming sprinting back to the door with a fresh bid, and then in defiance of the heat and humidity, dashed back to the stand. The crowd, which had waited to witness the offering of this bit of property, was on tiptoes with excitement. The tension was all the more keen by reason of the fact that at times the bidding would run up only \$250 and then \$250 a bid. Now and then some third party would boost it up \$1,000. In this fashion the crowd was entertained and Mr. Day's aide men were on hand to keep the bidding going. The bidding was "fair warning" and his "And is—!" cry until Mr. Iman, who had gradually rolled back to the stand, finally appeared in the other doorway nearest Broadway. There he took up his stand for another round of a score or more of bids until his last bid was yelled at \$1,115,000. Then he stepped back, shouted and stepped outside. Just before Mr. Day let his axel fall with the words "In sold," Mr. Stone came through with his \$1,420,000 bid. Mr. Day stated his "fair warning" and Mr. Stone, mopping the perspiration from his brow, shouted so that all could hear, "I'm through, too," and stepped back to the door. Mr. Day was about to knock the property down to Mr. Stone when Mr. Silbermann of the Marvel Holding Company bought the scene to a dramatic close with his bid of \$1,420,000.

Sixty per cent. of the purchase price of all the parcels sold by Mr. Day yesterday may remain on mortgage for terms ranging from three to five years. The three vacant parcels at First avenue, 126th street and the Harlem River, which were included in the offerings for the estate of Mary A. Palmer Draper, were not offered by Mr. Day. They will probably be reserved for sale at one of his special sales.

BANKER BUYS ESTATE IN EAST WILLISTON, L. I.

Will Remodel Peters Place; Other Suburban Deals.

R. A. Warner Baitzani sold to Elliott C. Bacon of J. P. Morgan & Co. Mrs. Charles G. Peters' property at East Williston, L. I., known as "The Corners," consisting of twenty acres of land together with an old Colonial farmhouse, stables and garage. The house had been leased by the late Mrs. Peters, who had bought it from Mr. Robert L. Stevens' property at Westbury through the same broker. Mr. Bacon will have the house remodelled by his occupancy. Presently, Wilson & Brown are to be the architects. Frank H. Taylor & Son sold the entire East Orange Park and Terrace tract, which includes Kemmerer Terrace, Park Road place and Elliot place, to the late Mrs. Taylor & Son. The estate, which they expect to erect homes for fall occupancy. Ground has already been broken for ten houses. The entire frontage consists of approximately 1,500 feet and the property was sold at \$60,000.

Prince & Ripley sold for Henry Garvey his house at 33 Ridgewood avenue, White Plains, N. Y., to W. W. Griffith of Scarsdale. Brown Realty Company sold to John W. Nary a two-story frame dwelling on Bayview avenue, Westmoreland, L. I., for \$16,000.

GARDEN CITY LOT SALE TO CONTINUE IN JULY

All but 250 lots offered by the Garden City Estates at Garden City, L. I., were sold at the second session of the auction conducted by Joseph P. Day in 139 Montague street, Brooklyn, Tuesday night. The balance will be offered in the same salesroom on July 6 at 9 o'clock. Mr. Day sold 50 lots at the Brooklyn sale Tuesday evening for a total of \$175,550 or an average of \$349 a lot. The following is a partial list of buyers:

E. P. Wagner, William Simpson, Charles W. Hildebrand, Mrs. James Hickman, William Palmer, Henry J. Schiffman, H. Lindenbaum, Abraham H. Kaufman, Henry Blumenthal, Joseph H. Kaufman, Ruth C. Blackburn, Benjamin D. Gerber, Edward P. Brown, J. J. Greehy, Samuel Calvin, C. B. Bradie, Joseph Bertel, C. Clark Williams, W. Stewart, P. S. Waring, Joseph Building Corporation, Mrs. A. M. Piel and A. M. Tenney.

The bidding began at \$500,000. It was not long before it became evident that Samuel Stone, an operator, had set his heart on obtaining it. Mr. Day had informed his hearers before the bidding started that in ten years the three parcels would bring \$2,000,000 each. Almost from the outset Felix Iman appeared openly in the role of a "runner up" against Mr. Stone. The latter, it was widely known around the auction room, was representing a syndicate of wealthy moving picture operators.

By the time the one hundredth bid had been registered by Messrs. Stone and Iman and the amount had passed the \$1,250,000 mark, Mr. Iman, who had slowly been working his way from the crowd to the sidewalk, approached the breathless crowd, approached the exit on Vesey street nearest Church street. There he paused and held his ground until a dozen or more bids had been made. Then he stepped back to the stand near the auctioneer's stand. Presently Mr. Iman was heard to remark that he was leaving the room, but two of Mr. Day's aide men followed him into the street and he was seen to be coming sprinting back to the door with a fresh bid, and then in defiance of the heat and humidity, dashed back to the stand. The crowd, which had waited to witness the offering of this bit of property, was on tiptoes with excitement. The tension was all the more keen by reason of the fact that at times the bidding would run up only \$250 and then \$250 a bid. Now and then some third party would boost it up \$1,000. In this fashion the crowd was entertained and Mr. Day's aide men were on hand to keep the bidding going. The bidding was "fair warning" and his "And is—!" cry until Mr. Iman, who had gradually rolled back to the stand, finally appeared in the other doorway nearest Broadway. There he took up his stand for another round of a score or more of bids until his last bid was yelled at \$1,115,000. Then he stepped back, shouted and stepped outside. Just before Mr. Day let his axel fall with the words "In sold," Mr. Stone came through with his \$1,420,000 bid. Mr. Day stated his "fair warning" and Mr. Stone, mopping the perspiration from his brow, shouted so that all could hear, "I'm through, too," and stepped back to the door. Mr. Day was about to knock the property down to Mr. Stone when Mr. Silbermann of the Marvel Holding Company bought the scene to a dramatic close with his bid of \$1,420,000.

Sixty per cent. of the purchase price of all the parcels sold by Mr. Day yesterday may remain on mortgage for terms ranging from three to five years. The three vacant parcels at First avenue, 126th street and the Harlem River, which were included in the offerings for the estate of Mary A. Palmer Draper, were not offered by Mr. Day. They will probably be reserved for sale at one of his special sales.

BANKER BUYS ESTATE IN EAST WILLISTON, L. I.

Will Remodel Peters Place; Other Suburban Deals.

R. A. Warner Baitzani sold to Elliott C. Bacon of J. P. Morgan & Co. Mrs. Charles G. Peters' property at East Williston, L. I., known as "The Corners," consisting of twenty acres of land together with an old Colonial farmhouse, stables and garage. The house had been leased by the late Mrs. Peters, who had bought it from Mr. Robert L. Stevens' property at Westbury through the same broker. Mr. Bacon will have the house remodelled by his occupancy. Presently, Wilson & Brown are to be the architects. Frank H. Taylor & Son sold the entire East Orange Park and Terrace tract, which includes Kemmerer Terrace, Park Road place and Elliot place, to the late Mrs. Taylor & Son. The estate, which they expect to erect homes for fall occupancy. Ground has already been broken for ten houses. The entire frontage consists of approximately 1,500 feet and the property was sold at \$60,000.

Prince & Ripley sold for Henry Garvey his house at 33 Ridgewood avenue, White Plains, N. Y., to W. W. Griffith of Scarsdale. Brown Realty Company sold to John W. Nary a two-story frame dwelling on Bayview avenue, Westmoreland, L. I., for \$16,000.

GARDEN CITY LOT SALE TO CONTINUE IN JULY

All but 250 lots offered by the Garden City Estates at Garden City, L. I., were sold at the second session of the auction conducted by Joseph P. Day in 139 Montague street, Brooklyn, Tuesday night. The balance will be offered in the same salesroom on July 6 at 9 o'clock. Mr. Day sold 50 lots at the Brooklyn sale Tuesday evening for a total of \$175,550 or an average of \$349 a lot. The following is a partial list of buyers:

E. P. Wagner, William Simpson, Charles W. Hildebrand, Mrs. James Hickman, William Palmer, Henry J. Schiffman, H. Lindenbaum, Abraham H. Kaufman, Henry Blumenthal, Joseph H. Kaufman, Ruth C. Blackburn, Benjamin D. Gerber, Edward P. Brown, J. J. Greehy, Samuel Calvin, C. B. Bradie, Joseph Bertel, C. Clark Williams, W. Stewart, P. S. Waring, Joseph Building Corporation, Mrs. A. M. Piel and A. M. Tenney.

The bidding began at \$500,000. It was not long before it became evident that Samuel Stone, an operator, had set his heart on obtaining it. Mr. Day had informed his hearers before the bidding started that in ten years the three parcels would bring \$2,000,000 each. Almost from the outset Felix Iman appeared openly in the role of a "runner up" against Mr. Stone. The latter, it was widely known around the auction room, was representing a syndicate of wealthy moving picture operators.

By the time the one hundredth bid had been registered by Messrs. Stone and Iman and the amount had passed the \$1,250,000 mark, Mr. Iman, who had slowly been working his way from the crowd to the sidewalk, approached the breathless crowd, approached the exit on Vesey street nearest Church street. There he paused and held his ground until a dozen or more bids had been made. Then he stepped back to the stand near the auctioneer's stand. Presently Mr. Iman was heard to remark that he was leaving the room, but two of Mr. Day's aide men followed him into the street and he was seen to be coming sprinting back to the door with a fresh bid, and then in defiance of the heat and humidity, dashed back to the stand. The crowd, which had waited to witness the offering of this bit of property, was on tiptoes with excitement. The tension was all the more keen by reason of the fact that at times the bidding would run up only \$250 and then \$250 a bid. Now and then some third party would boost it up \$1,000. In this fashion the crowd was entertained and Mr. Day's aide men were on hand to keep the bidding going. The bidding was "fair warning" and his "And is—!" cry until Mr. Iman, who had gradually rolled back to the stand, finally appeared in the other doorway nearest Broadway. There he took up his stand for another round of a score or more of bids until his last bid was yelled at \$1,115,000. Then he stepped back, shouted and stepped outside. Just before Mr. Day let his axel fall with the words "In sold," Mr. Stone came through with his \$1,420,000 bid. Mr. Day stated his "fair warning" and Mr. Stone, mopping the perspiration from his brow, shouted so that all could hear, "I'm through, too," and stepped back to the door. Mr. Day was about to knock the property down to Mr. Stone when Mr. Silbermann of the Marvel Holding Company bought the scene to a dramatic close with his bid of \$1,420,000.

Sixty per cent. of the purchase price of all the parcels sold by Mr. Day yesterday may remain on mortgage for terms ranging from three to five years. The three vacant parcels at First avenue, 126th street and the Harlem River, which were included in the offerings for the estate of Mary A. Palmer Draper, were not offered by Mr. Day. They will probably be reserved for sale at one of his special sales.

BANKER BUYS ESTATE IN EAST WILLISTON, L. I.

Will Remodel Peters Place; Other Suburban Deals.

R. A. Warner Baitzani sold to Elliott C. Bacon of J. P. Morgan & Co. Mrs. Charles G. Peters' property at East Williston, L. I., known as "The Corners," consisting of twenty acres of land together with an old Colonial farmhouse, stables and garage. The house had been leased by the late Mrs. Peters, who had bought it from Mr. Robert L. Stevens' property at Westbury through the same broker. Mr. Bacon will have the house remodelled by his occupancy. Presently, Wilson & Brown are to be the architects. Frank H. Taylor & Son sold the entire East Orange Park and Terrace tract, which includes Kemmerer Terrace, Park Road place and Elliot place, to the late Mrs. Taylor & Son. The estate, which they expect to erect homes for fall occupancy. Ground has already been broken for ten houses. The entire frontage consists of approximately 1,500 feet and the property was sold at \$60,000.

Prince & Ripley sold for Henry Garvey his house at 33 Ridgewood avenue, White Plains, N. Y., to W. W. Griffith of Scarsdale. Brown Realty Company sold to John W. Nary a two-story frame dwelling on Bayview avenue, Westmoreland, L. I., for \$16,000.

GARDEN CITY LOT SALE TO CONTINUE IN JULY

All but 250 lots offered by the Garden City Estates at Garden City, L. I., were sold at the second session of the auction conducted by Joseph P. Day in 139 Montague street, Brooklyn, Tuesday night. The balance will be offered in the same salesroom on July 6 at 9 o'clock. Mr. Day sold 50 lots at the Brooklyn sale Tuesday evening for a total of \$175,550 or an average of \$349 a lot. The following is a partial list of buyers:

E. P. Wagner, William Simpson, Charles W. Hildebrand, Mrs. James Hickman, William Palmer, Henry J. Schiffman, H. Lindenbaum, Abraham H. Kaufman, Henry Blumenthal, Joseph H. Kaufman, Ruth C. Blackburn, Benjamin D. Gerber, Edward P. Brown, J. J. Greehy, Samuel Calvin, C. B